

\$935,000 - 101 Waterford Passage, Chestermere

MLS® #A2263541

\$935,000

5 Bedroom, 4.00 Bathroom, 2,587 sqft

Residential on 0.14 Acres

Waterford, Chestermere, Alberta

Limited-Time Offer! Get \$15,000 in upgrades when you submit a firm offer by November 30, 2025 – make your dream home even better at no extra cost!Welcome to this stunning and thoughtfully designed home, located in the highly sought-after Waterford community of Chestermere.

Situated on a wide corner lot, this residence offers over 2,500 sq ft of beautifully appointed living space, perfect for growing families or multi-generational living. Step through the grand entry into a bright and spacious main floor that features a full bedroom and 3-piece bathroom ideal for guests or extended family. The heart of the home is the open-concept kitchen, complemented by a large, fully enclosed spice kitchen with direct access from both the mudroom and main kitchen, providing the ultimate convenience for culinary enthusiasts. Upstairs, you'll find four well-sized bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, as well as a second master suite with its own private ensuite. A large bonus room and an upstairs laundry room add practicality and comfort to this upper level. The unfinished basement offers exceptional potential, with a separate side entrance that allows for the development of a legal basement suite or custom space tailored to your needs. Located just minutes from schools, parks, shopping, and all amenities, this is an incredible opportunity to own a versatile and spacious home in one of



THE PALLISER

5 4 3

TOTAL 2,596.84 SQ FT



MAIN FLOOR | 1,217.94 SQ FT



UPPER FLOOR | 1,368.90 SQ FT


DEVINE
CUSTOM HOMES

Chestermereâ€™s fastest-growing neighborhoods.

Built in 2025

Essential Information

MLS® #	A2263541
Price	\$935,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,587
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Waterford Passage
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 3B4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete,
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	25
Zoning	RC-1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

